



**Planning, Development
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DATE: 07.02.2015

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■ **RIVERLIGHTS CONVENTIONAL SUBDIVISION PHASE 2 –[TRC Plan Review #2]**

🌀 Initial Review Note 🌀

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

BASE INFORMATION:

- Provide dimensions and centerline geometry for the proposed subdivision streets, including street corner radius, horizontal centerline radius, pavement width, etc.
- The Street Names on the site plan, (CS-100) appear to have a 'Mask feature' that is covering the details of the site plan beneath the name.

TECHNICAL STANDARDS – NEW ROADS:

1. The proposed streets with 26' ROW are shown as public, however, previous 26' ROW were private streets. A Variance request may be needed from the SRB.
2. Provide Pavement markings and crosswalk markings on the site plans.
3. Ensure Trisail Terrace from the end of Phase 2 to Full Sweep Lane and near the Future Amenity (adjacent to Lot #98) meets minimum Horizontal Centerline Radius of 100' for a local street. If the 100' HCR is not met, a Variance request may be needed from the SRB.
4. As previously stated, the proposed open space between Endurance Trail and Worthylake Run and between Worthylake Run and Waves Pointe should be designed to prevent vehicular traffic from using these open areas like streets.
5. The subdivision intersections are closer than the 200'/400' minimum distance per the City's technical standards. A Variance request may be needed from the SRB. [7-5 CofW Tech Stds]
6. Reposition the Sight Distance Triangles at the intersections of Watertaxi ROW and Trisail Terrace.
7. The street cross sections for the 37' ROW and the 57' ROW allow for parking on the street or shoulder. Please show the location of proposed parking on the site plans.
8. Please show the cross walks to the proposed open areas.
9. Please increase the ROW on Waves Pointe for Lot #46 through Lot# 57 to 37' and provide sidewalk on one side of the street.

10. The proposed slip lane is not a standard city street intersection for the intersection of Trisail Terrace and Waves Pointe. A variance from SRB may be required.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

11. The transition from the 10 MUP to sidewalk near lot #57 may be missing a curb ramp on one side of the traffic island.
12. Please show any Pedestrian Access Easements on the site plan.
13. Please show any proposed connections to the Sand Ridge Preservation Area.
14. Show the location of proposed crosswalks for this subdivision. Provide pavement markings, and pedestrian crossing signs for the crossings.

TECHNICAL STANDARDS – PARKING:

15. Please consider adding parking and sidewalk access to the future Amenity near lot # 98.
16. Please consider adding bicycle parking near the proposed open areas. Add the number of proposed to the site development data and graphically indicate on the plans the location of bike parking. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

17. Please provide handicap ramps for the open spaces/common areas that connect Endurance Trail to the intersection of Trisail Terrace and Waves Point.
18. Show the sidewalk connection from Endurance Trail to the start of the Open Space/ Common Area.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [\[Detail SD-13 CofW Tech Stds\]](#)
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [\[Detail SD 15-13 CofW Tech Stds\]](#)
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. All parking stall markings and lane arrows within the parking areas shall be white.
- E. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- F. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- G. It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- H. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- I. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)
- J. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

- K. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [\[Sec.18-378 \(e\) CofW LDC\]](#)

MISCELLANEOUS:

- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.